

STATE OF HAWAII  
**Department of Land and Natural Resources**  
**Office of Conservation and Coastal Lands**  
**Honolulu, Hawaii**

Board of Land and Natural Resources  
Department of Land and Natural Resource  
State of Hawai'i  
Honolulu, Hawai'i

FILE NO.: CDUA OA-3583  
REF: OCCL: MC  
Acceptance Date: January 3, 2011  
180 Exp. Date: July 2, 2011

June 23, 2011

**REGARDING:** Round Top Radio Facility

**APPLICANT:** State of Hawai'i Department of Accounting and General Services, 1151 Punchbowl Street, Honolulu HI 96813

**AGENT:** Wilson Okamoto Corporation, 1907 S. Beretania Street Suite 400, Honolulu HI 96826

**LANDOWNER:** State of Hawai'i

**LOCATION:** Pu'u Ualaka'a State Wayside, Makiki, Honolulu, O'ahu

**TMK:** (1) 2-5-019:003

**AREA OF USE:** 2067 square feet (project area); 792 square feet (developed area)

**SUBZONE:** Resource

**DESCRIPTION OF AREA AND PROPOSED USE**

The project area is located next to the existing Round Top Radio Facility, at the summit of Pu'u Ualaka'a, a prominent rock outcrop close to the center of urban Honolulu. It is within the boundaries of State Park's Pu'u U'alaka'a State Wayside. The nearby area contains forest, outdoor recreation facilities, and the residential neighborhoods of Round Top, Makiki, and Punchbowl. **Exhibits 1 and 2** contain area maps.

The Board of Land and Natural Resource (BLNR) approved Conservation District Use Permit (CDUP) OA-1727 in 1985 for a 100 foot-tall 3-sided tower, electric building, and support facilities at the site. The same permit allowed for the subdivision and withdrawal of the 200 square-foot project area from the Round Top Forest Reserve. **Exhibit 3** contains photographs of the existing facilities and proposed project location.

The Department of Accounting and General Services is now requesting an additional permit to construct the following improvements to the site:

- Provide a fire apparatus access road for every facility, building, or portion of a building that is constructed more than 150 feet from an existing access road (1997 Uniform Fire Code §902.2.1).
- Provide a water supply capable of supplying the required flow for fire protection to all premises, and provide on-site fire hydrants and mains capable of supplying flow where buildings are more than 150 feet from a water supply on a fire access road (1997 Uniform Fire Code §903.2).
- Submit civil drawings to HFD for review and approval.

Applicant's Response

- *The project site is located adjacent to an existing facility, accessible via an internal two-lane road. The parking lot is 25-feet from the project site.*
- *The Wayside is not serviced by potable or fire protection systems. The facility will be equipped with a fire suppression system.*
- *The design plans for the facility, occupancy code U, will be submitted to HFD as part of the building process approval.*

Office of Hawaiian Affairs (OHA)

OHA concurs with the "finding of no significant impact" determination, and have no objections to the proposal.

State Historic Preservation Division (HPD)

HPD recommends that three small trees be replanted in front of the new facilities in order to create a visual shield between the concrete walkway and the additional communications complex. HPD also recommends that the fence be painted green to blend with the environment, and that any trees "within the APE but outside the fence perimeter be saved." With these replanting stipulations, HPD believes that the project will have no impacts on historic properties.

Applicant's Response

*DAGS will work with State Parks to determine appropriate planting sites for the area. As there is no water system on site the project will not be able to use irrigation, and so the use of hibiscus plants in containers will be examined. No trees outside the project perimeter will be disturbed, and the fencing on the north side will be vinyl coated with a green finish.*

Land Division

Land Division has no comments, based on the understanding that ICSD will request an Executive Order be issued to cover the land area.

State Parks

The applicant has been coordinating the process with State Parks.

Division of Conservation and Resource Enforcement (DOCARE)

DOCARE conducted a site visit, which failed to raise any concerns. The Division has no objections.

## ANALYSIS

Following review and acceptance for processing, and after consulting with State Parks, the applicant was notified, by letter dated January 10, 2011 that:

1. The proposed use is an identified use within the Conservation District according to the Hawai'i Administrative Rules (HAR), § 13-5-22, P-6, PUBLIC PURPOSE USE, (D-1), *land uses undertaken by the State of Hawai'i or the counties to fulfill a mandated government function, activity, or service for public benefit and in accordance with public policy and the purpose of the conservation district. Such land uses many include transportation services, water systems, communications systems and recreation facilities.* The applicant was advised that this finding did not constitute approval of the proposal.
2. Pursuant to HAR §13-5-40(4), HEARINGS, a public hearing was not required.
3. In conformance with Chapter 343, Hawaii Revised Statutes (HRS), as amended, and HAR §11-200, a Finding of No Significant Impact to the Environment was published in the January 8, 2011 edition of the *Environmental Notice*.

### SECTION 13-5-30 CRITERIA:

The following discussion evaluates the merits of the proposed land use by applying the criteria established in Section 13-5-30, Hawaii Administrative Rules (HAR).

1. *The proposed use is consistent with the purpose of the Conservation District.*

The objective of the Conservation District is to conserve, protect and preserve the important natural resources of the State through appropriate management and use to promote their long-term sustainability and the public health, safety, and welfare.

Staff is of the opinion that the proposed action will not impact the natural resources of the Pu'u Ualaka'a Wayside or surrounding area, and that it will positively promote public health, safety, and welfare.

2. *The proposed land use is consistent with the objectives of the Subzone of the land on which the use will occur.*

The objective of the Resource subzone is to develop, with proper management, areas to ensure sustained use of the natural resources of those areas.

Staff is of the opinion that the proposed land use is consistent with the Resource Subzone's identified land use(s). The project area is adjacent to an existing telecommunications facility, and the proposed additional building and associated fencing and paving does not represent a significant expansion of use. The work has been designed and located such that the visual impact outside the site will be minimal.

3. *The proposed land use complies with the provisions and guidelines contained in Chapter 205A, HRS entitled "Coastal Zone Management", where applicable.*

Relevant policies of Chapter 205A include:

- Identify and analyze significant archaeological resources;
- Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;
- Locate new structures inland from the shoreline setback to conserve open space, minimize interference with natural shoreline processes, and minimize loss of improvements due to erosion;

The applicant has consulted with the State Historic Preservation Division and the Office of Hawaiian Affairs, who both concur that no known historic or archaeological resources will be affected by the proposal. The project should not be visible from coastal areas, and the project site is 2.6 miles from the shoreline

Staff believes that the proposal is consistent with the guidelines of HRS 205A.

4. *The proposed land use will not cause substantial adverse impact to existing natural resources within the surrounding area, community or region.*

The proposed project is an addition to an existing facility. Considering the small scale of the project, the location next to an existing building, and the limited intensity of the land use, staff concurs with the applicant that the project will have little to no impact on existing natural resources.

5. *The proposed land use, including buildings, structures and facilities, shall be compatible with the locality and surrounding areas, appropriate to the physical conditions and capabilities of the specific parcel or parcels.*

Staff notes that the visual impact of the project will be minimized by design considerations such as utilizing the natural slope of the land and the application of masonry veneer on perimeter walls. The view plains from urban Honolulu and leeward O'ahu are not oriented towards the site; the project will be most visible from the existing station and distant viewpoints from public roads.

6. *The existing physical and environmental aspects of the land, such as natural beauty and open space characteristics, will be preserved or improved upon, whichever is applicable.*

As noted above, the project's visual impact will be minimal. Staff does not believe that it will have an impact on the area's natural beauty or open space.

7. *Subdivision of land will not be utilized to increase the intensity of land uses in the Conservation District.*

CDUP OA-1727 in 1985 allowed for the subdivision and withdrawal of the 200 square-foot project area from the Round Top Forest Reserve. The current application requests that the 2000-square foot project area also be subdivided from the main parcel. ICSD will request an

Executive Order be issued to cover the land area of the improvements and the existing facilities.

The improvements to the communication facility will lead to a small increase in the intensity of land use in the Conservation District. However, the subdivision in itself will not lead to an increase in intensity, and staff has concluded that the proposal is consistent with this criterion.

8. *The proposed land use will not be materially detrimental to the public health, safety and welfare.*

The project's primary purpose is to support the modernization of the ICSD-owned Hawaiian Digital Microwave Radio System, which is a public facility used by public agencies for public purposes. Agencies supported by the project include State Civil Defense, Department of Health, State Department of Public Safety, and the University of Hawai'i.

Staff is of the opinion that the proposed project will be an important component of modernizing the State's public services.

#### DISCUSSION

The proposed use is an identified use within the Conservation District according to the Hawai'i Administrative Rules (HAR), § 13-5-22, P-6, PUBLIC PURPOSE USE.

Concerns raised by the Hawai'i Fire Department regarding access have been addressed by the applicant, and HFD will be reviewing the application when the applicant goes to secure a building permit.

The applicant has agreed not to disturb any trees outside the perimeter fence.

Based on the above analysis, staff concludes that the improvements to the Roundtop Radio Facility are consistent with the rules and objectives of the Conservation District. Staff notes that the Department has received letters of support for the project, but no letters of objection or concern. The project will serve a public purpose and lead to an improvement in government services that are focused on protecting the lives and health of State residents and visitors, which staff feels offset the minimal environmental impact the project will have.

#### RECOMMENDATION

Based on the proceeding analysis, staff recommends that the Board of Land and Natural Resources APPROVE this application for improvements to the Roundtop Radio Facility, including the associated consolidation and resubdivision, at the Pu'u Ualaka'a State Wayside, Makiki, Honolulu, O'ahu, TMK (1) 2-5-019:003, subject to the following terms and conditions:

- 1) The applicant shall comply with all applicable statutes, ordinances, rules, regulations, and conditions of the Federal, State and County governments;
- 2) The applicant will secure any necessary Land Dispositions from DLNR's Land Division;
- 3) The applicant shall comply with all applicable Department of Health administrative rules. Particular attention should be paid to Hawaii Administrative Rules (HAR) Section 11-60.1-33, "Fugitive Dust" and to Chapter 11-46, "Community Noise Control;"

- 4) Any work done on the land shall be initiated within one year of the approval of such use, and unless otherwise authorized be completed within three years of the approval. The applicant shall notify the Department in writing when construction activity is initiated and when it is completed;
- 5) Before proceeding with any work authorized by the Board, the applicant shall submit four (4) copies of the construction and grading plans and specifications to the Chairperson or his authorized representative for approval for consistency with the conditions of the permit and the declarations set forth in the permit application. Three (3) of the copies will be returned to the applicant. Plan approval by the Chairperson does not constitute approval required from other agencies;
- 6) In issuing this permit, the Department has relied on the information and data that the applicant has provided in connection with this permit application. If, subsequent to the issuance of this permit, such information and data prove to be false, incomplete or inaccurate, this permit may be modified, suspended or revoked, in whole or in part, and/or the Department may, in addition, institute appropriate legal proceedings;
- 7) The applicant understands and agrees that this permit does not convey any vested rights or exclusive privilege;
- 8) Where any polluted run-off, interference, nuisance, or harm may be caused, or hazard established by the use, the applicant shall be required to take measures to minimize or eliminate the polluted run-off, interference, nuisance, harm, or hazard;
- 9) The applicant acknowledges that the approved work shall not hamper, impede or otherwise limit the exercise of traditional, customary or religious practices in the immediate area, to the extent such practices are provided for by the Constitution of the State of Hawaii, and by Hawaii statutory and case law;
- 10) During construction, appropriate mitigation measures shall be implemented to minimize impacts to the marine environment, off-site roadways, utilities, and public facilities;
- 11) The applicant will have an archaeological monitor present during all ground-altering activities, and contact SHPD if any significant deposits or skeletal remains are discovered;
- 12) Other terms and conditions as may be prescribed by the Chairperson; and
- 13) Failure to comply with any of these conditions shall render this Conservation District Use Permit null and void.

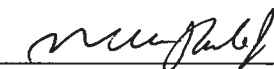
Respectfully submitted,



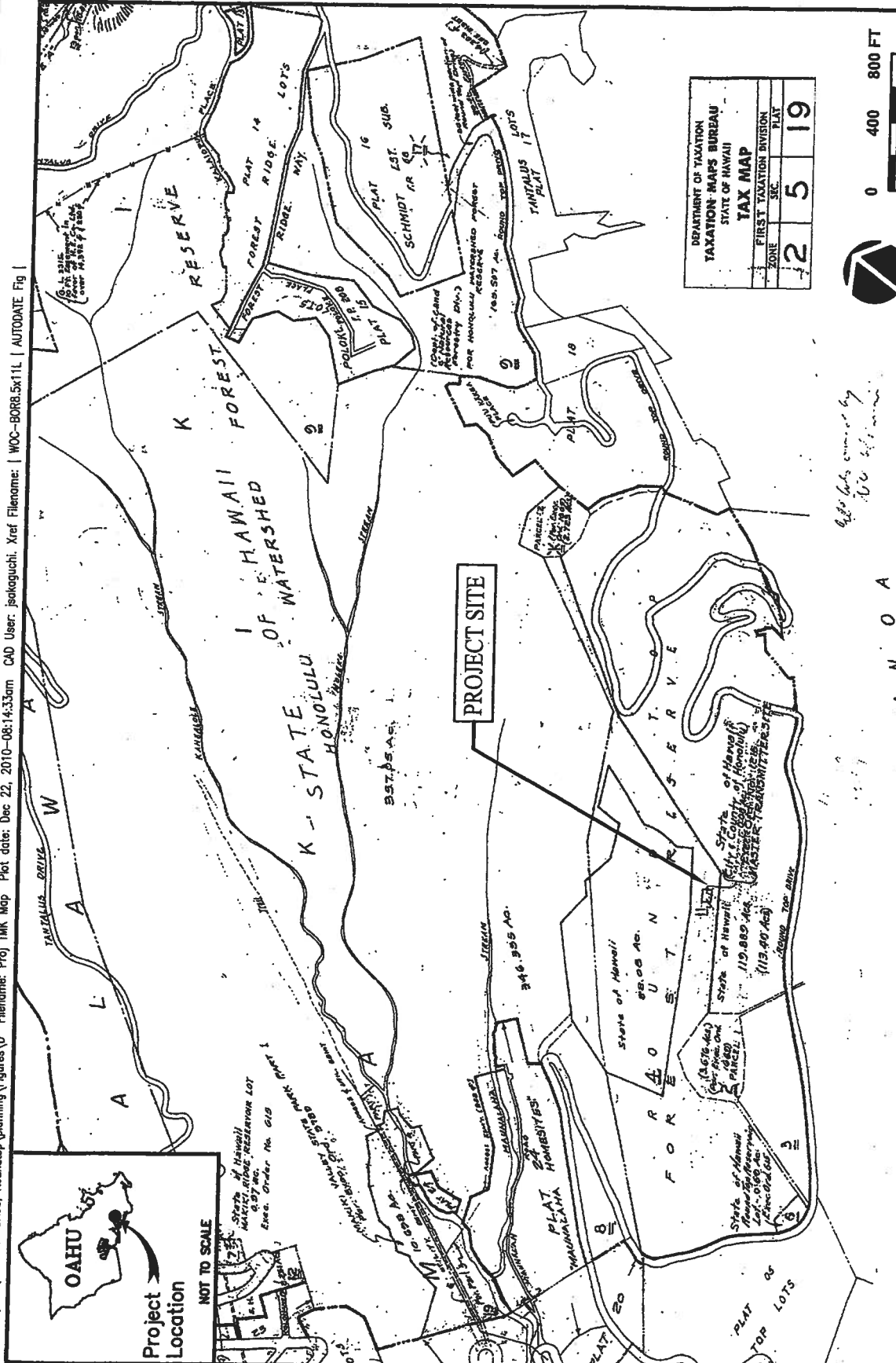
Michael Cain  
Staff Planner


Approved for submittal:

By:



WILLIAM J. AILA, Chairperson  
Board of Land and Natural Resources



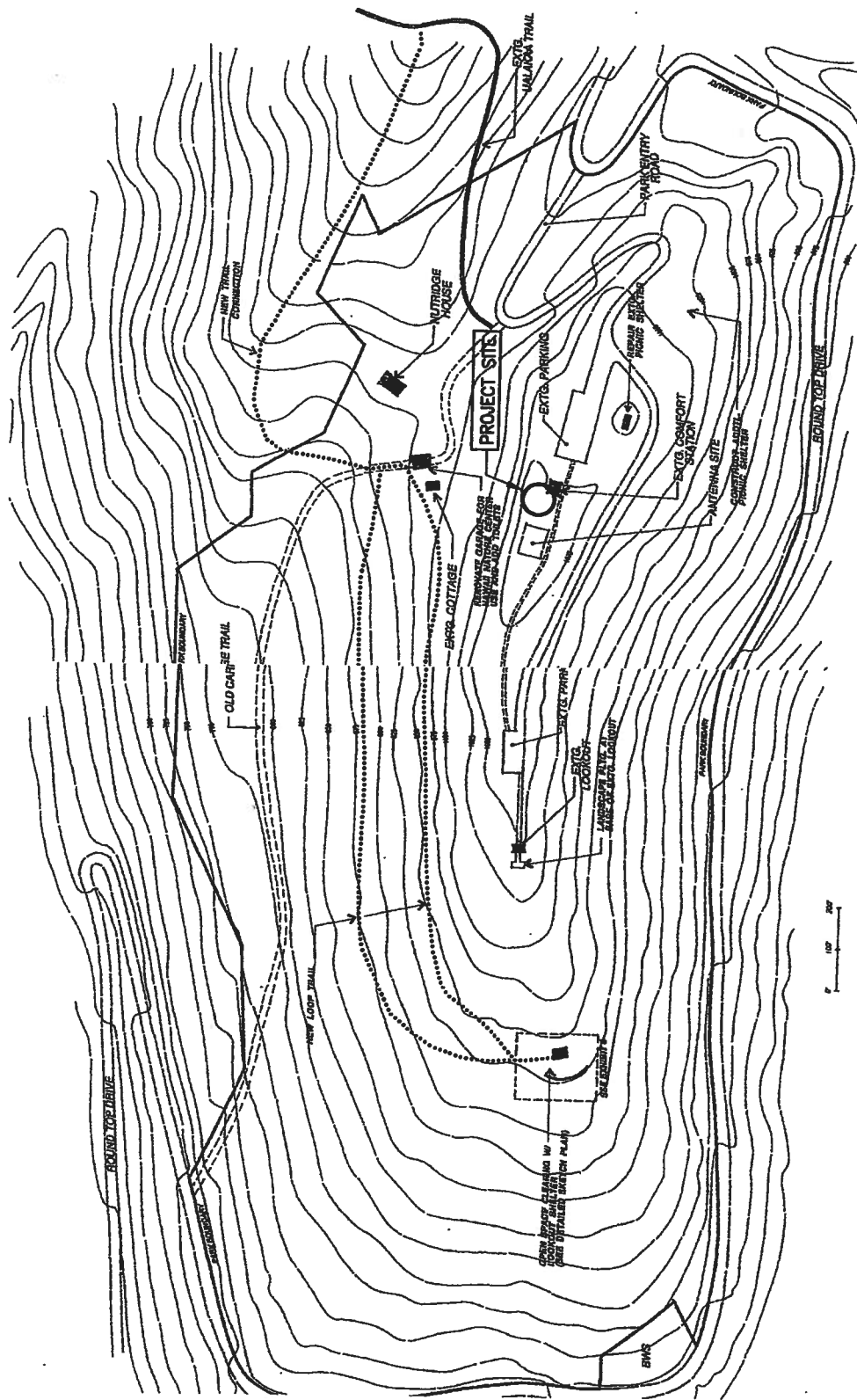


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INFORMATION AND COMMUNICATIONS SERVICES DIVISION ROUND TOP RADIO FACILITY, PROJ NO. 12-10-0603

## Project T.M.K. Map

FIGURE  
**3**



SOURCE: FINAL EIS MAKIKI--TANTALUS STATE PARK MASTER PLAN AND MAKIKI FORESTRY FACILITIES, SEPT 1994.

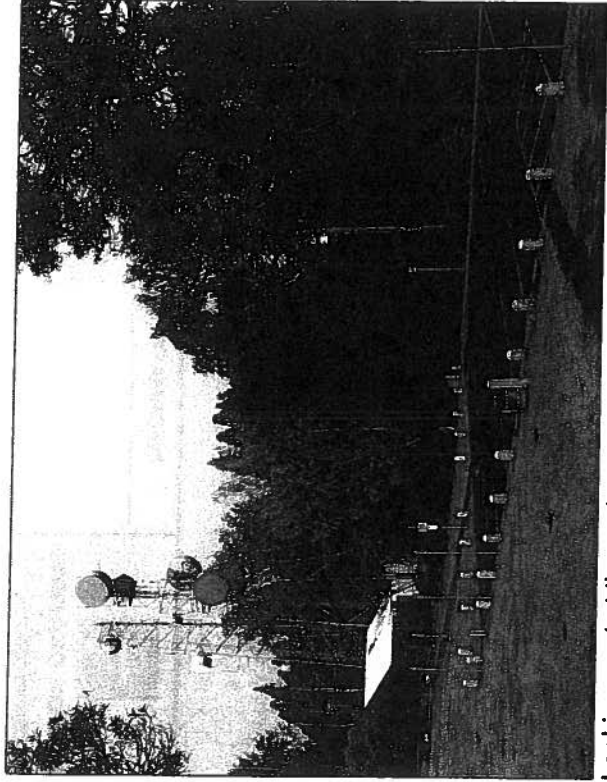
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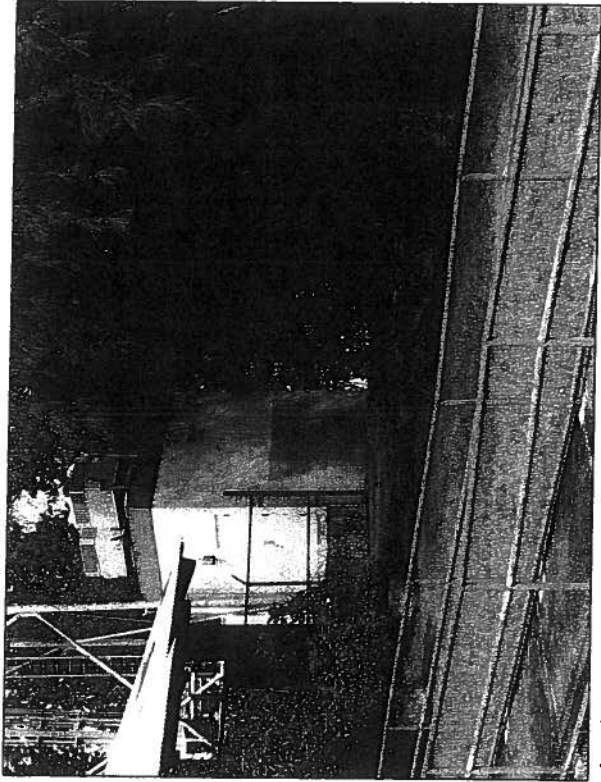
# Puu Ualakaa Wayside

**FIGURE 9**

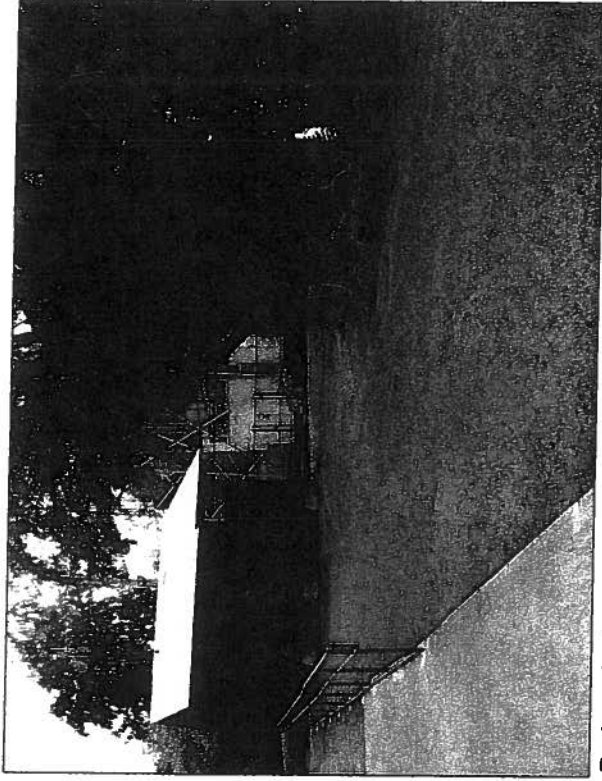




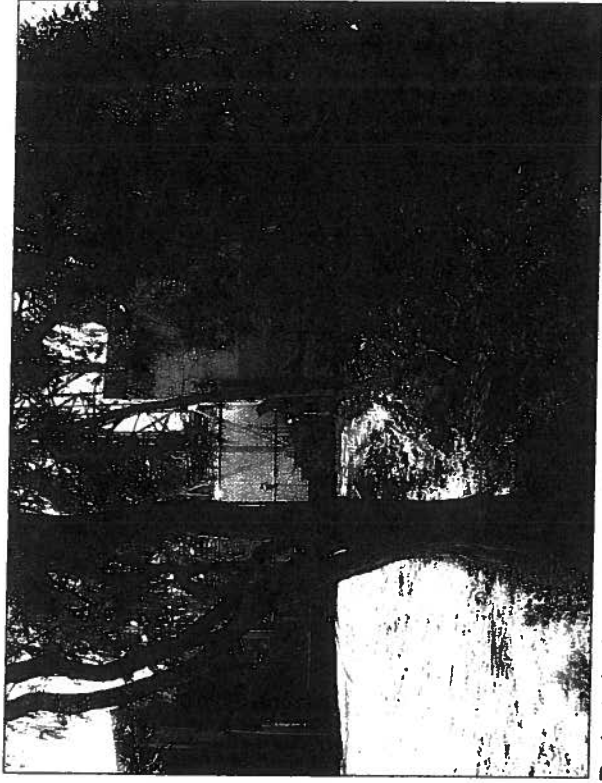
Looking west at the project site



Looking west at project site



Project site looking south – comfort station on left



Project site looking south at existing radio room

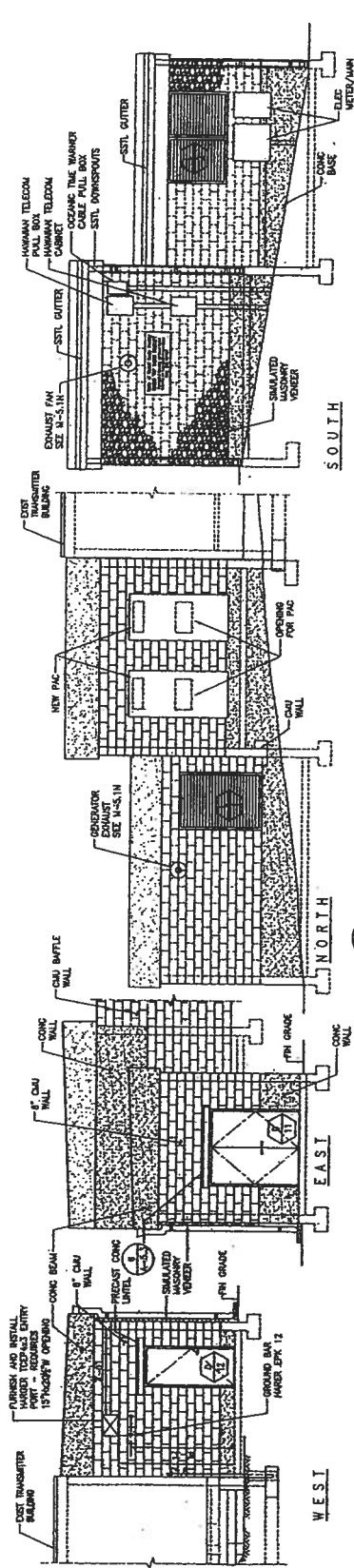
# PROJECT SITE PHOTOGRAPHS FIGURE 5



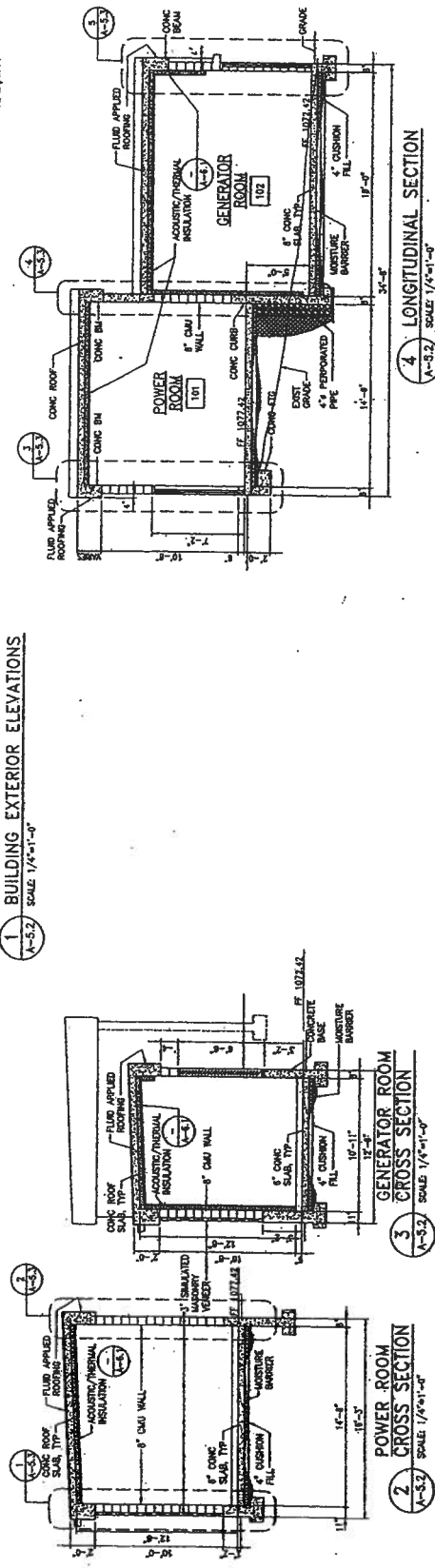
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# Site Plan

**FIGURE 6**



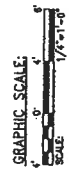
1 BUILDING EXTERIOR ELEVATIONS  
A-52 SCALE 1/4"=1'-0"



2 POWER ROOM CROSS SECTION  
A-52 SCALE 1/4"=1'-0"

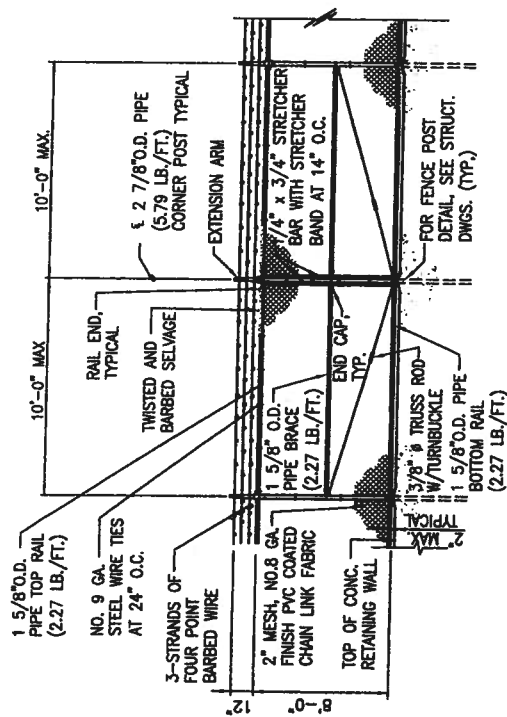
3 GENERATOR ROOM CROSS SECTION  
A-52 SCALE 1/4"=1'-0"

4 LONGITUDINAL SECTION  
A-52 SCALE 1/4"=1'-0"



DEPT. OF ACCOUNTING & GENERAL SERVICES		FACILITY	
1030 BROAD TOP RADIO FACILITY		BUILDING ADDITION AND OTHER IMPROVEMENTS	
SOUTH WING		NEW BUILDING EXTERIOR ELEVATIONS	
A-52		A-52	
12-19-2003		12-19-2003	
APRIL 2013		APRIL 2013	

FIGURE 8

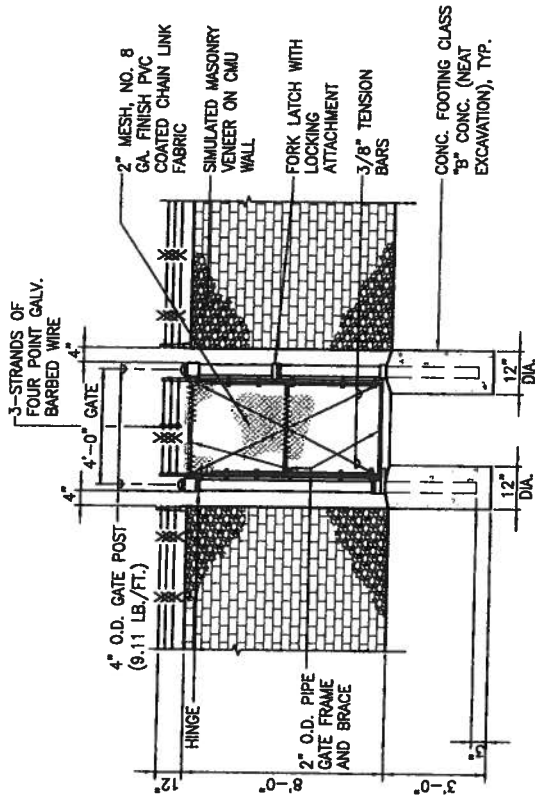


ON CONCRETE RETAINING WALL

- NOTES:
1. FENCING MATERIAL SHALL BE PVC COATED GALVANIZED STEEL, UNLESS OTHERWISE NOTED.
  2. TOP AND BOTTOM RAIL COUPLINGS SHALL BE LOCATED WITHIN 6" OF LINE POST.
  3. TOP OF CONCRETE FOOTING SHALL BE CROWNED TO SHED WATER.

**8' HIGH CHAIN LINK FENCE  
WITH 3 STRANDS BARBED WIRE**

NOT TO SCALE



**4' WIDE PEDESTRIAN SWING GATE  
WITH 3 STRANDS BARBED WIRE**

NOT TO SCALE

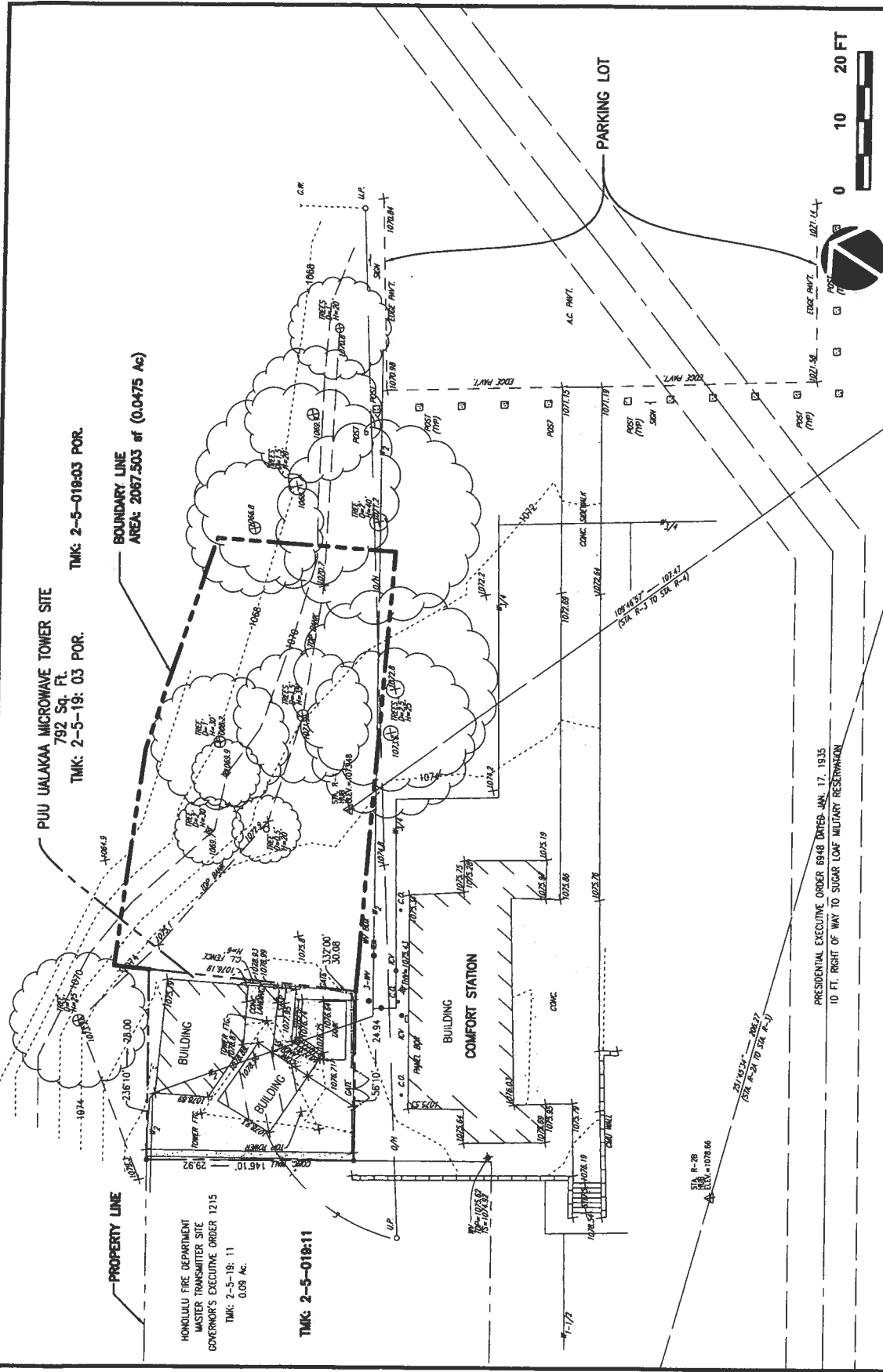


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INFORMATION AND COMMUNICATIONS SERVICES DIVISION ROUND TOP RADIO FACILITY, PROJ NO. 12-10-0603

**Fence Details**

FIGURE  
**7**



INFORMATION AND COMMUNICATIONS SERVICES DIVISION ROUND TOP RADIO FACILITY, PROJ NO. 12-10-0603

## Existing Topography

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